



26 Parkgrove Crescent,  
Edinburgh, EH4 7RP





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Offering bright, spacious and well-presented accommodation is this lovely mid terraced house. Located in the popular Clermiston area of Edinburgh the property has gas central heating and double glazed windows.

The accommodation includes an entrance hallway and a good sized lounge with window to front and gas fire with wood surround. The dining kitchen is fitted with modern base and wall units with oven, hob, hood, washing machine and tumble drier to remain. There is a window and patio sliding doors leading to the rear garden. Upstairs there are two double bedrooms and a bathroom with three piece white suite with shower over the bath. A carpeted staircase from the landing leads to a spacious attic room with two skylight windows to the rear.

Externally, to the front is a driveway and there is a good sized garden to the rear, mainly laid to lawn with large raised deck.

Early viewing of this lovely property is essential to fully appreciate the bright, spacious accommodation offered.

### Area Description

Clermiston, set to the west of Edinburgh city centre. The area offers a choice of shops, regular bus services to and from the city centre plus there are both primary and secondary schools within the area. Leisure amenities include the Drum Brae Swim Centre, The David Lloyd Centre and Clermiston Park. Further shopping is available at the 24 hour Tesco at Corstorphine and the Gyle Shopping Centre. For commuters, ready access is available to the central motorway network, the city by-pass, Edinburgh International Airport and the Queensferry Crossing.





## Accommodation

|                 |               |                 |
|-----------------|---------------|-----------------|
| Lounge:         | 4.5m x 4.04m  | (14'9" x 13'3") |
| Dining Kitchen: | 5m x 2.3m     | (16'5" x 7'7")  |
| Bedroom 1:      | 3.84m x 2.92m | (12'7" x 9'7")  |
| Bedroom 2:      | 3.05m x 2.92m | (10' x 9'7")    |
| Bathroom:       | 1.96m x 1.98m | (6'5" x 6'6")   |
| Attic:          | 4.88m x 2.3m  | (16' x 7'7")    |

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract.

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